



An
Bord
Pleanála

Board Direction
PL09.249033

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th March 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the zoning of the site as a Neighbourhood Centre, its prominent location along Station Road, acting as a key connection between the expanding northern residential quarter of Newbridge and Newbridge train station, it is considered that the proposed layout, forecourt design, prominent nature and visibility of the car parking spaces, and the lack of appropriate urban design and built form fails to integrate with the adjoining developments and fails to enhance the public realm in accordance with the provisions the Kildare County Development Plan. The proposed development would seriously injure the visual amenities of the area and would be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the prominent location of the site, the generic layout of the proposed development in the context of the Neighbourhood Centre zoning of the site and the failure of the proposal to achieve good urban design and a streetscape with a strong urban character at this key location.

Board Member

Date: 12th March 2018

Eugene Nixon